



**ZONING RECOMMENDATIONS**

**EXISTING CONDITIONS**

The existing zoning generally allows for a wide variety of commercial, retail and residential uses, but zoning regulations in general, are not well defined to promote controlled development. The zoning ordinance may require adjustment to promote highest and best use while discouraging undesirable uses to occur. City Zoning Code is currently under review and a new code is due year ending 2001.

The following is our general recommendations: encourage higher density retail and residential uses along both Calhoun and McMillan Streets and promote ground floor retail with mixed-use above and encourage more pedestrian traffic.

**ZONING RECOMMENDATIONS**

- Recommend zoning changes that will promote highest and best use.
- Height, setbacks, and massing requirements should reflect the appropriate scale of adjacent properties, uses and topography.
- Encourage cafes by allowing additional 10 to 15 feet front yard setbacks for outdoor seating to occur.
- Promote active/interesting storefronts at grade level offices, banks, and other types of uses where blank walls typically occur.
- Reconfigure zoning boundaries so they occur through the middle of block instead of the middle of the street. This creates a natural buffer between residential and business uses.
- Encourage business district to be oriented towards a Community Commercial - Mix (CC-M). CC-M would focus on pedestrian oriented development and provide for strategic but limited auto orientations.

**ZONING RECOMMENDATIONS**

- Establish front yard setbacks subject to type of use. Residential to be 10 to 25 feet, and commercial from 12 to 15 feet. Reduce setbacks at corners to no more than 15 feet.
- Building heights within the central business district should be 3 to 8 stories with setbacks starting at the 3rd level to reduce shadows.
- Restrict front yard parking and servicing to encourage pedestrian traffic.
- Discourage excessive surface parking through various options such as shared parking and garages. Encourage retaining of on-street parking.
- Review signage regulations to encourage diversity while discouraging intrusive and visually obtrusive signage.